

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received

date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections**1. Name**

historic Jeffery-Cyril Historic District

and/or common

2. Location7146-7148 Cyril Avenue, 7144-7148 Jeffery Boulevard, 7147 S. Jeffery Boulevard
street & number 7130 S. Jeffery Boulevard, 1966-1974 East 71st Place and ^{N/A} not for publication
7128-7138 Cyril Avenue.
city, town Chicago ^{N/A} vicinity of

state Illinois code 012 county Cook code 031

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	^{N/A} being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name See Continuation Sheet

street & number

city, town ^{N/A} vicinity of state**5. Location of Legal Description**

courthouse, registry of deeds, etc. Cook County Recorder of Deeds

street & number 118 North Clark Street

city, town Chicago state Illinois

6. Representation in Existing Surveystitle N/A has this property been determined eligible? ___ yes no

date ___ federal ___ state ___ county ___ local

depository for survey records

city, town state

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet Jeffery-Cyril Historic District item number 4

Page 1

Owners of Property

1. Bedford Villa Apartments
7128-7138 Cyril Avenue
and
Shore Manor/Eleanor Manor
7146-7148 Cyril Avenue

LaSalle National Bank Trust #38065
135 South LaSalle Street
Chicago, IL 60690
2. Jeffery-Cyril Apartments
7144-7148 Jeffery Boulevard

Chicago Title & Trust Co. Trust #1085527
111 West Washington Street
Chicago, IL 60602
3. The Highland
7147 South Jeffery Boulevard

LaSalle National Bank Trust #10-39281-09
135 South LaSalle Street
Chicago, IL 60690
4. Jeffery Terrace Apartments
7130 South Jeffery Boulevard
Chicago, IL

Chicago City Bank & Trust Co. Trust #9985
815 West 63rd Street
Chicago, IL
5. East 71st Place Building
1966-1974 East 71st Place
Chicago, IL

American National Bank & Trust Co. of Chicago Trust #59497
33 North LaSalle Street
Chicago, IL 60690

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date _____

Describe the present and original (if known) physical appearance

The Jeffery-Cyril Historic District lies just west of the Lake Michigan shoreline about seven miles south and slightly east of the Chicago Loop area in the Bryn Mawr section of Chicago's South Shore neighborhood. The District generally covers what was the remaining parcel (five acres) of the eighty-acre Conrad Seipp Farm, first settled in 1851. The District roughly centers around Cyril Avenue and Jeffery Boulevard between East 71st Street and East 72 Street. Cyril which is in the heart of the district is only a block long and is not part of the standard city grid. Along East 71st Street one-half block north of the northern part of the district is an elevated ICRR track. Jeffery serves as a major street for the area. East 71st Place, a half of which is part of the northern boundary and one-half within the district, is an interrupted street and only runs a block.

The District embraces six 5 to 13-story apartment buildings which were designed and constructed over a three-year period (1927-1929). Five distinctive architectural styles characterize this group of mid-rise apartment buildings, concentrated about a single block and comprising a veritable catalogue of the following architectural styles: Gothic, Tudor, Georgian, Spanish Colonial, and Art Deco.

Although the buildings' applied decorations are different, the buildings share a unity of approach, presentation, massing, and form that mark them as products of the same period. The human-scale elaborate decorations at the ground levels give the buildings an inviting aspect when close up; and the attractive, but not overpowering, lobbies or courtyards continue this theme of invitation rather than the intimidation that modern buildings often show is possible in buildings beyond a few stories. The secondary aspect, that viewed from a distance, is treated in a totally different manner. The ornamentation is larger and the effect relies more on texture, color, and form. Even here the emphasis is on de-emphasizing the size of the buildings. The viewer's eye is pulled to the smaller scale lower decoration until the buildings are visually small enough and the viewer does not have to crane to see the top. This prevents these large buildings from being overwhelming in the sense that some of the commercial building in the central city were.

The area proposed for the District stands off as a well defined, separate entity, with the adjacent area filled by low-rise, commercial, apartment, and single family residential buildings. As a group the District's six buildings dominate the surrounding area. They provide a focal point for this district and appear to have been designed to do so when they were built. They are the local embodiment of the central city, illustrating the non-commercial residential aspect of the area. There exists a clear distinction between the high-rise buildings of the district and the lower commercial and apartment structures that surround it. The planning was inherent in the creation of Cyril Avenue which creates a courtyard like effect for all the buildings except the Highland.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

Received

Date Stamped

Continuation sheet Jeffery-Cyril Historic District Form number 7

Page 2

Unlike the other elevator apartments in the area which appear as islands, isolated from their surroundings, the Jeffery-Cyril district almost has a mountain type effect with the shorter buildings on the north forming slopes for the peak of the Jeffery-Cyril Apartments. Not only are the buildings distinctive in height and function but also in design, this is best illustrated at the northern boundary along Jeffery where the East 71st Place building is abutted by a four story apartment. Although the difference in number of stories is small the larger building truly dominates the rather drab apartment, through its color, design elements, and especially the treatment of the upper story with the tower like segments emphasizing their height with a large expanse of wall above the windows.

All of the District's buildings maintain their original historic/architectural character and integrity. With the exception of a modern first floor commercial facade fronting Jeffery Avenue in the East 71st Place Building, there have been no significant additions or alterations made to the buildings. Two of the buildings (Jeffery-Terrace Apartments and 71st Place Building) provide limited commercial space on the first floor level.

Descriptions of the six structures included in the proposed District are as follows:

Building No: 1
Address: 7146-7148 Cyril Avenue
Name: Shore Manor/Eleanor Manor
Built: 1928
Type: 7-Story Brick and Stone, Georgian Revival Apartment Building
Client: Russell Kelly
Architect: Daniel J. Schaffner
Current Use: Apartments
Photo No: 1

Red brick with a partial rusticated stone base, this pair of apartment buildings stand six stories over an English basement. The overall dimensions of the pair of buildings are 102' by 96'.

The principal design inspiration for the apartments was Georgian Revival with a touch of Spanish Colonial Revival exhibited in the tile coping running across the top of the front facade wall. Georgian ornamentation includes such features as broken swan's neck pediments over four major openings on the lower facade at the belt course level, and a stone medallion on the facade between the 5th and 6th floors. The broken pediment treatment is repeated at the parapet/coping level in similar locations as those below. The buildings' lobbies are located in the English basement areas and each feature a fireplace with Tudor arched openings and terra cotta ornamentation.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS Use only

Reviewed

Date reviewed

Continuation sheet Jeffery-Cyril Historic District Item number 7

Page 3

Building No: 2

Address: 7144-7148 Jeffery Boulevard

Name: Jeffery-Cyril Apartments

Built: 1927

Type: 13-Story Brick and Terra Cotta Trimmed, Tudor Revival Style Apartment Building

Client: Jeffery-Cyril Cooperative Corp.

Architect: Julius J. Swartz

Original Use: Cooperative Apartments

Current Use: Vacant

Photo No: 2

This 13 story building was built in the "domestic" tudor style and features a similar design treatment on both the east and west facades. The lower two stories of the facades are faced with terra cotta (the east side painted brown) and the upper levels are faced with brick with terra cotta trim. The north and south elevations are unfaced and display the building's reinforced concrete structural system.

The building has distinctive entryways on both facades, each capped with applied Tudor arches and crockets. The applied Tudor arch motif is repeated between the heads of the double entry doors and the second story window sills. All of the metal multipaned casement windows in the first two levels have square shaped terra cotta "eyebrows."

The upper levels of the three bayed facades contain metal multipaned casement windows (single, paired and in groups of three), with projecting bay windows on the outer bays at the two top stories. The center bays of the facades are edged with terra cotta quoins. The building has crested parapet walls on the east and west highlighted with terra cotta ornamentation. Terra cotta embellishment is also used at the top two levels at belt courses, for spandrels and window heads.

Building No: 3

Address: 7147 South Jeffery Boulevard

Name: The Highland

Built:

Type: 7-Story Brick and Limestone, Tudor Style Apartment Building

Client:

Architect:

Current Use: Apartments

Photo No: 3

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form



Continuation sheet Jeffery-Cvrlil R.D.

Item number 7

Page 4

Constructed of red brick and Bedford limestone, this seven-story apartment building was designed in the English Tudor Revival Style.

The stone lower level contains a handsome arched entryway with stone surround and cusps in tracery over the paired wood, multi-lighted doors. The name of the building "The Highland" is incised in the straight stone door lintel. The stonework at the lower facade level is executed in a woven pattern. The windows are wood, double hung (6 over 6), and there are gabled parapets on the main facade, as well as on the north and south elevations.

Building No: 4

Address: 7130 South Jeffery Boulevard

Name: Jeffery Terrace Apartments

Built: 1929

Type: 6-Story Brick and Limestone, Art Deco Style Apartment Building

Client: Walter F. Kinnucan

Architect: Paul Frederick Olsen

Current use: Apartments

Photo No: 4 & 5

Eschewing traditional architectural styles, this unusual Art Deco apartment building is six stories in height in a U-shaped form. Its apartments are entered through a front courtyard with stone planters and landscaping. At the first level there are six storefronts partially concealed behind arcades adjacent to the entry court along Jeffery Boulevard.

The keynote of the building's overall design is the modern forms that characterized the new architectural vocabulary of the 1920s and 1930s. While the straight lines of the limestone trim give a vertical emphasis to the three bayed facades of each wing, vertical lines created by either vertical elements such as the connected lines of the windows or by relief columns formed by a bundle of rods or small columns between windows, in the ground level arcades, and around the main entryway. The top of each "bundle" except between the windows forms a lobed triangular point with the interior rods of the bundle broadening out to form the columns. The window columns are topped by a clipped triangle just below the decorated cornice which continues the vertical emphasis with three projecting parapets on the east elevations of the center and two wings. One of the building's most striking decorative elements is the gold glazed tile that surrounds the entry to the lobby.

The two-story Deco-styled lobby is also outstanding with its dark mahogany veneer wainscoting, marble floor, Egyptian motif plaster ornamentation, plaster ceiling reliefs and finely designed Art Deco glass chandeliers. A balcony runs along the west side of the lobby.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS Use only

Approved

Date Received

Continuation sheet Jeffery-Cvritil H.D.

Item number 7

Page 5

Building No: 5
Address: 1966-1974 East 71st Place
Name: East 71st Place Building
Built: 1928
Type: 5-Story Brick and Terra Cotta, Spanish Colonial Revival Style Apartment Building
Client: Walter F. Kinnucan
Architect: Paul Frederick Olsen
Current Use: Apartments
Photo No: 6 and 7

This buff brick and terra cotta, U-shaped courtyard apartment building is six stories in height with store fronts along Jeffery Boulevard. The residential entry court is on the 71st Place side.

Spanish Colonial Revival provided the design inspiration for the building's impressive style. Arched windows at the fifth-floor level in the eight slightly projecting gabled bays on the east and south elevations form a major design element. Between the gabled bays, green tile coping is used. A horizontal string course separates the terra cotta faced base from the upper levels. Double string courses with false balconies are used to divide the upper level from the center section of the facades. Corbelling is employed as a decorative feature on the cornice of the gables. Some of the terra cotta trim is green.

The two story lobby has textured plaster walls with green plaster dentils at the cornice line, an orange and green ceramic tile floor, and a decorative balcony around two sides.

The only major change in the building's exterior has occurred at the store front level where the original design has been altered in a more contemporary commercial idiom.

Building No: 6
Address: 7128-7138 Cyril Avenue
Name: Bedford Villa Apartments
Built: 1929
Type: 8-Story Brick and Limestone, Gothic Revival Style Apartment Building
Client: Walter F. Kinnucan
Architect: Paul Frederick Olsen
Current Use: Apartments
Photo No: 8 & 9

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet Jeffery-Cyril H.D.

Item number 7

Page 6

This red brick and limestone, U-shaped apartment building stands eight stories in height and has a center courtyard off the lobby.

The distinctive Gothic style entryway features gargoyles and fleur de lei decorative elements. The facade of each wing has three bays, the outer ones employing a vertical strip of bay windows starting at the third and continuing to the sixth-floor levels. Each bay has four, multi-paned metal windows with transoms. Other vertical design elements include the stone quoins that outline the outer bays in each wing and the vertical limestone trim around the panel of windows in the outer bays.

The lobby has leaded glass casement windows and a false beamed ceiling. There is an interior courtyard off the lobby with stone benches and a stone bird bath with a cupid in the center.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social
<input type="checkbox"/> 1700-1788	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philology	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1927 - 1929

Builder/Architect

Multiple builders/architects

Statement of Significance (in one paragraph)

Gothic, Tudor, Georgian, Spanish Colonial, Art Deco—five distinctive styles characterize the group of six mid-rise apartment buildings, concentrated about a single block, in the proposed Jeffery-Cyril Historic District. Designed and constructed over a period of three years (1927-1929)—three by the same developer/architect team—these buildings, located in the Bryn Mawr section of Chicago's South Shore neighborhood, comprise a veritable "catalog of styles".

Context

These South Shore apartments are good examples of apartments of the period. They represent in their form and ornamentation the good-sized apartments produced at that time. Located near easy transportation to the central city and to the surrounding area, they provide a focus to this neighborhood.

The spirit and tendency of American architecture in the 1920s could never be caught by a single building or style. The apartment buildings constructed within the limited bounds of the proposed Historic District make clear what was evident in 1920s design generally, and was manifested, for example, in the hundreds of entries made to the 1922 Chicago Tribune Tower competition; America in the 1920s lacked a consensus on architectural style. In the Jeffery-Cyril District, the same general architectural program—calling for one to four room, middle-class apartments—evoked quite distinct stylistic responses. The lack of stylistic consensus which characterized the 1920s is dramatically underscored in this District by the fact that three of the six buildings—the Gothic style Bedford Villa Apartments, the Spanish style courtyard building on East 71st Place, and the Art Deco Jeffery Terrace Apartments—were designed within a fourteen month period by the same, prominent, apartment-house architect, Paul F. Olsen, for a single South Shore realtor, Walter F. Kinnucan. The versatility and quality of Olsen's design work is well evidenced within the District.

The coexistence of an accelerating trend toward apartment living and a continuing nostalgia for suburban and country life was in part responsible for the revival style apartment design in the early 1900s. In 1916, charting the "Development of the Apartment House" (a building "type" encompassed by National Register Criteria) an article for American Architect declared "One of the most elusive of all problems in apartment house design is to impart to a facade the same suggestion of domesticity as is found in the isolated dwelling." Increasingly in the 1920s this problem of suggesting domesticity was met by

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

Continuation sheet Jeffery-Cyril H.D.

Item number 8

Page 2

transferring the revival vocabulary of contemporary single-family dwellings to apartment design. The Jeffery-Cyril Apartments, designed by Julius J. Swartz, was built as a cooperative building; thus, beyond its "domestic" Tudor style and its more spacious (5-6 room) apartments, it offered the cherished financial and social advantages of "home ownership".

Revival styles, so well reflected in the District, particularly Tudor, Gothic and Georgian, also drew on the idealized associations of old country houses. By conforming to the generally conservative domestic styles, apartment houses also eased residential transition in neighborhoods like South Shore, where apartment houses were often viewed as "intruding" upon the older suburban districts. In 1928, noting the fairly conservative stylistic design of American apartments, G. H. Edgell wrote, "They are intruders in the residential district, but self-respecting ones, and they assume that they will be taken as the social and artistic equals of the private residences which they supersede." Stylistically the District embodies the dominant revival forms of the 1920s and the earlier twentieth-century; however, the Art Deco forms of the Jeffery Terrace Apartments point to the ascendancy and eventual dominance of modernism. The Jeffery Terrace, which eschews traditional aesthetic vocabulary, suggests the emergence of a new attitude toward domestic styles. The view here was that apartment living constituted "modern living" and required expression through modern forms; association with country houses and single-family residences was set aside as mere sentimentality. The District's buildings thus embody a transition in both style and domestic ideals.

The cohesiveness of the proposed District extends beyond the question of style and the collaboration of Olsen and Kinnucan. The land on which these apartments are built remained vacant until the 1920s. Pressure for its development mounted as South Shore boomed in the 1910s and 1920s. The parcel, for example, attracted the attention of Chicago's zoning planners in the 1920s. They initially designated the Cyril Avenue property as South Shore's only Volume Three area—eligible for the highest density apartment development. Although the final zoning plan made the area a Volume Two district, Maurice B. Frank purchased the land and steered its development toward mid-rise apartments. There is no comparable concentration of common-corridor elevator buildings in South Shore. South Shore's roughly forty elevator apartments, built prior to 1930, generally occupy isolated sites in the midst of low-rise apartments and single-family homes. The District is similarly set off. The adjacent area is filled by low-rise commercial, apartment, and single-family residential buildings. As a group the District's buildings, ranging from five to thirteen stories, dominate the surrounding area. The area proposed for the District stands as a well-defined, separate entity.

As noted in Section 7, two of the District's buildings provide limited commercial space. They did so in an architecturally significant manner, unusual

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet .Jeffery-Cyril H.D.

Item number 8

Page 3

in Chicago apartment design. Responding to the growing cultural sensitivity about mixed land use, evident in contemporary zoning plans, the East 71st Place Building and the Jeffery Terrace Apartments both sought to harmoniously blend commercial and residential spaces. They thus attempted to by-pass the offensive connotations of "living over the store." In the East 71st Place Building, Olsen designed storefronts along the Jeffery Boulevard frontage and placed the residential entry court around the corner on East 71st Place; private/residential and public/commercial zones are planned as if they are two separate buildings. In the Jeffery Terrace Apartments the six storefronts are unobtrusively tucked away and partially hidden behind small ground-story arcades, adjacent to the entry courts. The architectural ingenuity evident in the disposition of commercial and residential spaces adds to the Criteria C. significance of the proposed District.

9. Major Bibliographical References

See continuation sheet

10. Geographical Data

Acres of nominated property 2.98

Quadrangle name Jackson Park, IL - IND

Quadrangle scale 1:24000

UTM References

A

16	4512	0160	46	213	6180
Zone	Easting		Northing		

B

16	4512	1130	46	213	6100
Zone	Easting		Northing		

C

16	4512	0100	46	213	5150
Zone	Easting		Northing		

D

Zone	Easting		Northing		

E

Zone	Easting		Northing		

F

Zone	Easting		Northing		

G

Zone	Easting		Northing		

H

Zone	Easting		Northing		

Verbal boundary description and justification

See continuation sheet

List all states and counties for properties overlepping state or county boundaries

state	code	county	code
-------	------	--------	------

state	code	county	code
-------	------	--------	------

11. Form Prepared By

name/title Peter Rathbun & Charles Kirchner

organization Rathbun Assoc. & Chas. Kirchner & Assoc. date December 9, 1985

street & number 1529 S. Park Av. & 522 E. Monroe St. telephone 787-7205 & 789-1300 (217)

city or town Springfield state Illinois

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature 

title Director, Illinois Historic Preservation Agency date 3/18/86

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

date

Chief of Registration

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form



Continuation sheet Jeffery-Cyril H.D.

Item number 9

Page 2

Major Bibliographical References

Bluestone, Daniel M., Historical Report on The Jeffery-Cyril Historic District, June, 1984

"The Development of the Apartment House." The American Architect, CX, No. 2136, Wednesday, November 29, 1916.

Sexton, R. W. American Apartment Houses of Today. New York: Architectural Book Publishing Co., 1926.

Sexton, R. W. American Apartment Houses, Hotels and Apartment Hotels of Today. New York: Architectural Book Publishing Co., 1929

Wright, Henry. "The Modern Apartment House." The Architectural Record., Vol. 65, No. 3, March, 1929.

Sanborn Maps

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet Jeffery-Cyril H.O.

Item number 10

Page 2

Verbal Boundary Description

Starting at a point at the centerline of East 72nd Street and the alley between South Euclid Avenue and South Cyril Avenue, then east to the centerline of Cyril Avenue, then north 128 feet, then east along the south lot line of the Jeffery-Cyril Apartments and the Highland to the southeast corner of the Highland lot, then north 72 feet, then east to the center of Jeffery Boulevard, then north to the alley between East 71st Place and East 71st Street, then west 144 feet, then south to the centerline of East 71st Place, then west to the alley between South Cyril Avenue and South Euclid Avenue, then south to the point of beginning. (See Exhibit A.)